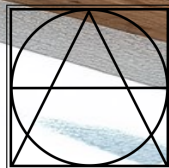


UNCOVER *THE* PATH to YOUR DREAM HOME

A Clear Guide to Help You Build with Confidence



ABSTRACT
Residential Design + Build



BUILDING YOUR DREAM HOME SHOULD NOT BE AN OVERWHELMING ONE. THIS GUIDEBOOK AIMS TO TAKE YOU THROUGH THE IMPORTANT STEPS OF THE HOMEBUILDING JOURNEY—FROM INITIAL IDEAS TO THE MOMENT YOU MOVE IN—SO YOU KNOW WHAT TO EXPECT AND HOW TO BE PREPARED.

LAYING THE GROUNDWORK

Preparing for Your Home Building Journey

Before you even begin interviewing builders, it's important to have some clarity on what you want. Use this phase to dream big while also making practical considerations.

1 DEFINE YOUR STYLE: What inspires you? Start collecting examples—browse design websites or social media platforms like Pinterest, Houzz, or Instagram.

2 THINK ABOUT SPACE: Visit model homes or measure rooms in your current home to get an idea of what sizes work for you. This helps you plan effectively.

3 LIFESTYLE PLANNING: Anticipate how your needs might change. Consider things like aging parents, growing children, or more entertaining space in the coming years.

4 MUST-HAVES: Identify what you simply cannot live without in your home. Whether it's a gourmet kitchen or a cozy reading nook, list these features to guide your design.





Your Dream Home
Journey Begins Here...



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ASSEMBLING YOUR TEAM

Significant projects like building a custom home requires the right team to guide you through the process. Get it wrong, and you could face unnecessary delays, added costs, and a home that falls short of your expectations.

PRO BUILDER TIP: Think of your custom home building team as a well-oiled machine, with three essential parts working together to bring your vision to life, the three parts being:

Architectural Design
Interior Design
Builder

By integrating **Architectural Design** and the **Builder** into a unified team, through our Design-Build process, we streamline communication, cut down on inefficiencies, and reduce costs. This collaborative approach not only helps avoid miscommunication but also shortens the overall timeline, ensuring a smoother, more efficient path to completing your dream home.

Let's look at the role the **Builder** plays first...



THE BUILDER

Your Builder manages the entire project, overseeing timelines, budgets, and construction details. From assisting with land acquisition to coordinating with suppliers, a well-connected builder ensures your custom home stays on track.

The builder's relationships with vendors can greatly impact both costs and timelines. A strong network means smoother processes and better outcomes.

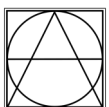
Key factors to consider when hiring a builder:

1 Budget Understanding: Ensure the builder aligns with your financial comfort zone.

2 Clear Communication: The builder should manage all vendor and supplier communication.

3 Reputation: Review past work and client feedback for quality assurance.

4 Licensing and Insurance: Verify all necessary credentials are in place.



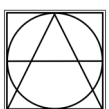


THE ARCHITECTURAL DESIGNER

The **Architectural Designer** is responsible for translating your vision into a functional, beautiful design. They create the detailed plans that dictate the flow, structure, and aesthetic of your home while considering site-specific factors like zoning regulations and landscape integration.

KEY CONSIDERATIONS

- 1 Understanding Your Needs:** Ensure your designer takes the time to understand your lifestyle and preferences, crafting a design that fits both your functional needs and aesthetic desires.
- 2 Regulatory Knowledge:** A skilled designer should be familiar with local building codes, HOA restrictions, and zoning laws, ensuring the project runs smoothly without compliance issues.
- 3 Budget Alignment:** Your designer should help manage costs by balancing your vision with practical budget considerations, avoiding designs that are overly expensive or unrealistic to build.
- 4 Coordination with Builder:** A good **Architectural Designer** works closely with the builder throughout the project, ensuring that the design translates effectively from paper to construction without surprises or delays.



INTERIOR DESIGNER

The **Interior Designer** helps determine the finishes and features that give your home character.

- 1** Will they work with the team to put together finishes and selections at the right budget?
- 2** Be sure they will provide furniture layout, even if you plan to purchase your own so electrical and spacing can be applied to the layout
- 3** Will they provide CAD elevations for interior architecture?
- 4** Can they provide a design book including options and selections by category, not just room?





SELECTING THE RIGHT LOCATION & BREAKING GROUND

Finding the Right Plot and Preparing to Build

The plot of land you choose is the foundation of everything else, literally and figuratively. Work with your builder to ensure the land meets the needs of your dream design.

PRO BUILDER TIP: Keep a contingency budget for changes or scope gaps. This should typically be 2-3% of the build cost for the home.

FOUR QUESTIONS TO ASK YOUR BUILDER

- 1** Start by getting the builder's risk policy and understanding their insurance coverage. Does the max coverage of the General Contractor match the cost to build the home?
- 2** How are change orders handled and what constitutes a change order?
- 3** Did the builder provide a construction schedule or key phase timeline?
- 4** When will you be required onsite to walk with the builder and when are you involved in detailed decisions beyond the design book and architecture?





COMMUNICATION THROUGHOUT THE PROCESS

Setting Clear Expectations

Strong communication is crucial for a successful build. Establishing how, when, and what you will communicate with your builder helps prevent confusion and delays.

1 Regular Updates: Agree on how often you'll receive progress reports. Many builders provide weekly reports, often with photos or videos.

2 Project Management Tools: Ask your builder if they use project management software. This can give you insight into milestones, timelines, and costs, all in one place.

3 Access to the Job Site: Construction projects can seem to progress in fits and starts. Some weeks will have lots of activity, while others may be quieter. It's important to understand these cycles to keep your expectations realistic.

YOUR ROLE AS THE CLIENT

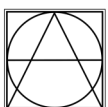
Understanding What You Contribute to a Successful Project

Building a custom home is a partnership. For everything to run smoothly, you as the client have specific responsibilities:

1 Pay Invoices Promptly: Delays in payment can cause delays in work. Stick to agreed timelines for payments.

2 Be Available: Decisions need to be made along the way—ensure you're accessible for walkthroughs and when your input is needed.

3 Respect Communication Channels: To avoid confusion, communicate directly with the builder rather than going to subcontractors.



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ROLES OF SUBCONTRACTORS AND SUPPLIERS

Behind-the-Scenes Support for Your Dream Home

Subcontractors are the experts who turn the vision into reality:

- 1 Site Cleanliness:** Keeping a clean site is a priority for safety and efficiency.
 - 2 Attention to Detail:** Subcontractors should conduct pre-installation checks to ensure everything—like cabinetry and appliance placements—is correct before beginning.
 - 3 Be Professional:** It reflects respect for yourself and the quality of your work.
 - 4 Be An Expert:** Be experts in building per the specs and the design intent.
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YOUR ROLE AS THE CLIENT

Understanding What You Contribute to a Successful Project

Building a custom home is a partnership. For everything to run smoothly, you as the client have specific responsibilities:

- 1 Pay Invoices Promptly:** Pay within 5 days. Feed the meter. Delays in payment can cause delays in work. Stick to agreed timelines for payments.
- 2 Be Available:** Decisions need to be made along the way—ensure you're accessible for walkthroughs and when your input is needed.
- 3 Respect Communication Channels:** To avoid confusion, communicate directly with the builder rather than going to subcontractors.



THE FINAL WALKTHROUGH & MOVING IN

Completing the Build and Settling In

As the project nears completion, a final walkthrough is essential to ensure everything is completed to your satisfaction.

1 Review and Inspect: Your builder will schedule a walkthrough to check for any remaining tasks (punch-list items) that need attention.

2 Systems Check: Make sure every system—from heating to lighting—has been tested and operates correctly. The home should be entirely ready for you to move in.

3 Warranty and Aftercare: Get a clear understanding of what is covered under the builder's warranty, how long it lasts, and the process for requesting repairs.





THE JOURNEY TO YOUR NEW HOME

From Dream to Reality

Building a custom home is a journey that takes time, but with the right team and good planning, it's an incredibly rewarding process. Every part of the journey, from selecting finishes to watching walls go up, is part of realizing your dream.

How to Begin

- 1 Initial Conversation:** Set up a meeting to discuss your needs, wants, and financial framework.
- 2 Planning Stage:** We'll start with agreements covering design, permits, and estimations.
- 3 Team Building:** Based on your needs, we'll assemble a team of trusted professionals to execute your vision.



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